073.0	0002	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,500 /	983,500
					USE VALUE:	983,500 /	983,500
					ASSESSED:	983,500 /	983,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAHAM DANIEL B &
Owner 2:	CREMASCO VIVIANA
Owner 3:	
Street 1:	70 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NELSON LORI -
Owner 2:	-
Street 1:	70 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,100 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 2728 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13100.000	414,000	400	569,100	983,500
Total Card	0.301	414,000	400	569,100	983,500
Total Parcel	0.301	414,000	400	569,100	983,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.52 | /Parcel: 360.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	414,000	400	13,100.	569,100	983,500	983,500	Year End Roll	12/18/2019
2019	101	FV	312,300	400	13,100.	528,500	841,200	841,200	Year End Roll	1/3/2019
2018	101	FV	312,300	400	13,100.	528,500	841,200	841,200	Year End Roll	12/20/2017
2017	101	FV	312,300	400	13,100.	463,400	776,100	776,100	Year End Roll	1/3/2017
2016	101	FV	301,600	400	13,100.	422,800	724,800	724,800	Year End	1/4/2016
2015	101	FV	294,200	400	13,100.	374,000	668,600	668,600	Year End Roll	12/11/2014
2014	101	FV	294,200	400	13,100.	353,700	648,300	648,300	Year End Roll	12/16/2013
2013	101	FV	294,200	400	13,100.	336,600	631,200	631,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6143

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON LORI,	66507-227		12/10/2015		750,000	No	No		
ONEILL GERALD J	62595-190		9/6/2013	Estate/Div	675,000	No	No		
	11528-556		6/26/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/1992	419	Manual	5,000					SIDING AND WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Meas/Inspect	294	PATRIOT
4/3/2000	Inspected	276	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13100		Sq. Ft.	Site		0	70.	0.62	12									569,099						569,100	

Total AC/HA: 0.30073 | Total SF/SM: 13100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 569,099 | Spl Credit | Total: 569,100

PRINT

Date	Time
12/10/20	20:57:03

LAST REV

Date	Time
01/23/19	15:11:22

apro

User Acct

46195

GIS Ref

GIS Ref

Insp Date

10/09/18

!6143!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	46195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12814212
Const Adj.:	1.01737344
Adj $ / SQ:	143.468
Other Features:	120557
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508599
Depreciation:	94599
Depreciated Total:	413999

COMMENTS

OF=TOILET AND SHOWER IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

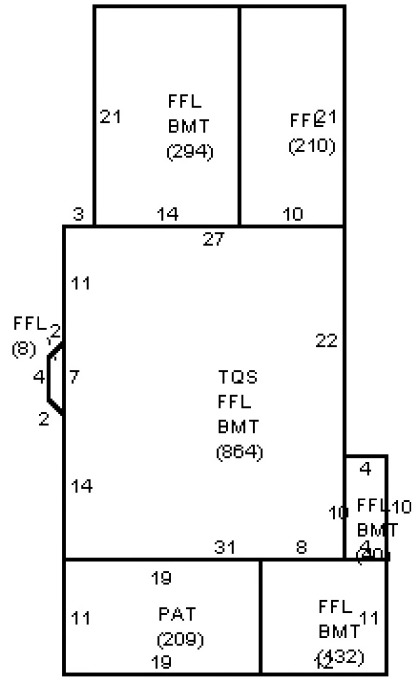
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.47
Special Features:	0	Val/Su Net:	110.84
Final Total:	414000	Val/Su SzAd	188.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,548	143.470	222,088
BMT	Basement	1,330	54.230	72,127
TQS	3/4 Story	648	143.470	92,967
PAT	Patio	209	4.110	860

Net Sketched Area:	3,735			Total:	388,042
Size Ad	2196	Gross Are	3951	FinArea	2728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X17	A	AV	1960	4.46	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400